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MINUTES

Brookings County Planning and Zoning Commission
December 7, 2004
Brookings County Resource Center

Chairman Mike Olson called the meeting to order at 7:00 P.M. Members present were Mike Olson, Emil Klavetter, Mary Kidwiler, Duane Knutson, Randy Jensen, Darrel Kleinjan, Darrell Nelson and Bob Rochel. Layne Saathoff was absent.

Be it noted that all votes are done by roll call.

Motion by Klavetter, seconded by Knutson, to approve the minutes from the meeting and the public hearing held on November 9, 2004. In favor 8. Opposed 0. Motion carried.

Motion by Nelson, seconded by Kidwiler, to adopt the agenda with the following additions: Ellie VandenBerg plat, Emil Klavetter update from County Commission on Wind Energy System Ordinance Changes, Duane Knutson would like to discuss two houses on one lot. Agenda item #6 was removed from the agenda as a request of the I-29ers for the quality of life. In favor 8. Opposed 0. Motion carried.

Verizon Wireless has made an application to the Brookings County Planning Commission for a Conditional Use Permit. Conditional Use # 17: Commercial radio and TV towers. The property is described as S ½ NW ¼ and part of Lot 3 lying S of the C & NW Railroad ROW except Sublot "A" thereof in the N ½ of the NW ¼ of Section 2, T109N, R49W (Trenton Township). Curt Walter was present to speak on behalf of Verizon Wireless. He stated that Verizon would like to construct a 300' cell phone tower. Verizon would hope to construct as early as the first of spring, assuming that they get the go ahead from the FFA also. There were no oppositions from the neighbors, public or the board. The city of Aurora was notified and no objections. Motion by Knutson, seconded by Jensen, to approve the conditional use. In favor 8. Opposed 0. Motion carried.

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Verizon Wireless has made an application to the Brookings County Planning Commission for a Conditional Use Permit. Conditional Use # 17: Commercial radio

and TV towers. The property is described as the SE ¼ of Section 14, T110N, R51W except S 975' of W 800.81' thereof and except Lot H-1 thereof 137.7 Acres More or Less (Volga Township). Curt Walter also spoke for this conditional use permit. He stated it is the same as the previous, a 300' cell tower and the reason they chose this site is that there are existing fiber optics located there. The town of Volga is aware of the tower and is in favor of it. Motion by Rochel, seconded by Nelson, to approve the conditional use. In favor 8. Opposed 0. Motion carried.

The Chairman then declared the business of the Board of Adjustment concluded and the board then convened as Planning and Zoning Commission.

Plat of Block 1 Simmons Addition, in the NE ¼ of Section 21, T111N, R48W of the 5th PM Brookings County, SD. The plat is for recording purposes only. They are platting off the homestead from the farm land. Motion by Nelson, seconded by Kidwiler to approve the motion. In favor 8. Opposed 0. Motion carried.

I-29ers for the Quality of Life presentation pulled off the agenda at their request.

Emil Klavetter updated everyone from the CAFO sub-committee meeting held December 2nd. He stated that they invited some parties in to meet with the sub-committee and will continue to do so with who ever is interested. They plan on meeting regularly and the process could take a while but they are willing to meet with all sides and come to a working agreement.

Mike Olson called for anybody to speak on the open discussion for possible changes to the Zoning Ordinance, but he did ask that any comments regarding CAFOs be brought to the sub-committee first. At this time no one spoke.

Plat of Lot 18B of DeBoer's Lake Tetonkaha West Subdivision on Government Lots 1, 4, 5 & 6 in Section 7, T111N, R51W of the 5th P.M., Brookings County, SD. The plat is for recording purposes only. She would like to combine her two lake lots to make one bigger lot. Motion by Knutson, seconded by Jenson to approve the motion. In favor 8. Opposed 0. Motion carried.

Klavetter updated the board on the proposed Wind Energy System ordinance changes that the Zoning Board approved and sent to the County Commission last month. He told the board that the County Commission had voted 1-4 and the changes did not go through. He said the biggest problem was the setbacks. The board came to census to bring back the WES ordinance changes next month and

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also invite the county commissioners, Jim Nichols and Marcus da Cunha from Navitas Energy. That being all parties involved could ask questions and perhaps come to an agreement that would work for everyone.

Knutson had some concerns about two houses on one lot. He was concerned that there is an individual living in an old store which now had a new sewer hooked up.

There is a home and the old store on one piece of property and both are being lived in and Knutson was questioning how that is possible.

Bob Hill gave the director's report. He commented on the events and happenings in the zoning office over the last month. He had questions on apartment buildings in the County, a second mobile home on a farm where there is already a home and a mobile home and a board member was asked if addresses could be put in the public notices. The mobile home was alright with the board and for the addresses he would check on it. He also distributed building permit reports for the previous month.

Meeting adjourned at 7:45 P.M.

Terri Bortnem
Brookings County Zoning